

प्रारूप पुनर्प्रसिद्ध विकास योजना देसाईगंज  
(वगळलेल्या भागाची)

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम,  
१९६६ चे कलम ३१(१) अन्वये मंजूर करणेबाबत

महाराष्ट्र शासन

नगर विकास विभाग,

शासन निर्णय क्रमांक: टिपीएस-२५००/२३७८/प्र.क्र.७२/०१/नवि-९

मंत्रालय, मुंबई ४०० ०३२, दिनांक: १६ ऑगस्ट, २००६

**शासन निर्णय:-** सोबतची शासकीय अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात प्रसिद्ध करावी.

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नांवाने,



( मनोहर भागवे )

कार्यासन अधिकारी.

प्रति,

विभागीय आयुक्त, नागपूर विभाग, नागपूर

संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे

जिल्हाधिकारी, जिल्हा गडचिरोली.

उपसंचालक, नगर रचना, नागपूर विभाग, नागपूर.

नगर रचनाकार, गडचिरोली शाखा, जि. गडचिरोली.

मुख्याधिकारी, देसाईगंज नगरपरिषद, जि. गडचिरोली.

व्यवस्थापक, शासकीय मुद्रणालय व ग्रंथागार, नागपूर.

(त्यांना विनंती करण्यात येते की, सोबतची अधिसूचना महाराष्ट्र शासनाच्या असाधारण राजपत्रात नागपूर विभागीय पुरवणी भाग-१ नागपूर विभागातील पुरवणीमध्ये प्रसिद्ध करून त्याच्या प्रत्येकी १५ प्रती या विभागास व संचालक, नगर रचना, महाराष्ट्र राज्य, पुणे व उपसंचालक, नगर रचना, नागपूर विभाग, नागपूर व नगर रचनाकार चंद्रपूर यांना पाठवाव्यात.)

✓ कक्ष अधिकारी, नवि-२९ यांना विनंती की, प्रस्तुत अधिसूचना विभागाच्या वेब साईटवर ठेवावी.  
निवडनस्ती, कार्यासन नवि-९.

## **NOTIFICATION**

Government of Maharashtra  
Urban Development Department  
Mantralaya, Mumbai 400 032  
Dated 16/8/2006

**Maharashtra  
Regional and  
Town  
Planning  
Act, 1966**

No. TPS-2500/2378/CR-72(c)/01/UD-9. Whereas in accordance with sub-section (1) of Section 31 of the Maharashtra Regional and Town Planning Act, 1966 (hereinafter referred to as "the said Act") the Government has sanctioned part of the Draft Development Plan of Desaiganj, excluding certain part shown bounded in orange colour on the plan vide Urban Development Department's Notification No. TPS-2500-2378-CR-72(B)-2002-UD 9 dated 8<sup>th</sup> March 2002 published in Maharashtra Government Gazette, Part I, Nagpur Division Supplement I-A dated 8<sup>th</sup> May 2002.

And whereas the Government has declared its intention to make substantial modifications to the draft Development Plan of Desaiganj (hereinafter referred to as "the said Excluded Parts of Desaiganj") and has accordingly published these modifications with a plan separately vide Urban Development Department's No. TPS 2500-2378-CR-72(A)-UD-9-2002, dtd 8<sup>th</sup> May, 2002 published in Maharashtra Government Gazette, Part I, Nagpur Division Supplement dated 8<sup>th</sup> May 2002 to invite suggestions/ objections from the public on these modifications;

And whereas the Government under Urban Development Department's Notification No. TPS-2500-2378- CR-72(A)-UD-9-2002 dated 8<sup>th</sup> March 2002 had appointed Assistant Director of Town Planning, Nagpur Branch, Nagpur to be an 'officer' (hereinafter referred to as "the said officer") to receive objections and suggestions, and to give hearing to any such person or persons in respect of such suggestions and objections received by him within the stipulated time limit and to submit his report thereon to the State Government as provided in sub-section (2) of Section 31 of the said Act.

And whereas the said officer, after giving due hearing to the concerned persons has submitted his report to Government on 1<sup>st</sup> October, 2004.

And whereas the Government has taken into consideration such suggestions and objections and the report of the said officer as provided in sub-section 31 of the said Act.

And whereas after examining the report of the said officer and consulting the Director of Town Planning, Maharashtra State, Pune, Government has decided to accord sanction to the said excluded part with certain modifications;

Now, therefore, in exercise of powers conferred by sub-section (1) of section 31 of the said Act and all other powers enabling it in that behalf, the Government of Maharashtra hereby :

- a) Sanctions the Draft Development Plan of the said Excluded Parts of the said Development Plan with changes shown in orange colour verge as specified in the schedule annexed hereto which shall be the final Development Plan of the said Excluded Parts of the said Development Plan for Desaiganj.
- b) Fixes the 30/9/2006 to be the date on which the final Development Plan of the excluded parts of the said Development Plan shall come into force.
- c) Extends the period under sub section (1) of section 31 of the said Act for according the sanction to the final Development Plan of the said Excluded Parts of the said Development Plan upto and inclusive of 16/8/2006.

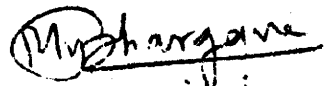
Note :-

A) The aforesaid final Development Plan of the said Excluded Parts of the said Development Plan sanctioned by the State Government shall be kept open for inspection by the public during working hours on all working days for a period of one month in the office of –

- (1) The Chief Officer, Municipal Council, Desaiganj (Dist.Gadchiroli)
- (2) The Town Planner, Gadchiroli Branch, Gadchiroli.

B) This notification is also available on department's web site  
[www.urban.Maharashtra.gov.in](http://www.urban.Maharashtra.gov.in)

By order and in the name of the Governor of Maharashtra.

  
(Manohar Bhargave)  
Section Officer.

# DEVELOPMENT PLAN - DESAIGANJ (Excluded part)

Accompaniment of Government Notification No.TPS-2500/2378/CR-72(c)/01/UD-9 Dt-16/8/06

## SCHEDULE OF MODIFICATIONS

Sr. No.	Excluded portion No.	Site No. / Survey No.	Proposed reservation/ allocation of land use submitted under Sec.30 of the MR & TP Act, 1966 by Municipal Council, Desaiganj	Modification of substantial nature as proposed by the Government under Sec 31(i) of the MR & TP Act, 1966	Details of E.P. sanctioned by Government under Sec. 31(i)
1	2	3	4	5	6
1	EP-1	Site No.3	Fire Brigade. To be deleted and included in Res. Zone	Site No.3 Fire Brigade is to be deleted and area so released is to be included in Residential Zone.	Sanctioned as proposed.
2	EP-2	Site No.21	Primary School, Library with Play Ground. To be deleted and included in Res. Zone	Site No. 21 Primary School, Library with Play Ground is to be deleted and area so released is to be included in Residential Zone.	Sanctioned as proposed
3	EP-3	Site No. 18	Women Welfare Centre. To be deleted and included in Res. Zone	Site No. 18, Women Welfare Centre is to be deleted and area so released is to be included in Residential Zone.	Sanctioned as proposed
4	EP-4	Site No. 33	Municipal Council Servant Quarter.	Site No. 33, MHADA is to be redesignated as Municipal Staff Quarters	Sanctioned as proposed
5	EP-5	Site No. 7	Deleted from Reservation of vegetable market and included in Residential zone	While submitting the Development Plan the Planning Authority has deleted Site No. 7 Veg Market and included in Residential Zone. The same is not accepted, only northern portion @ 0.175 Ha. is to be deleted and to be included in residential Zone and remaining land at southern side is to be reinstated as Veg.	Sanctioned as proposed

6	EP-6	Site No. 45	Northern portion to be reserved for Tribal Hostel and remaining area to be deleted from reservation of Revenue Quarters and included in Residential Zone.	Market Site No. 7 as shown on plan. The northern portion of Site No. 45 (Revenue Quarters) is to be redesignated as Tribal Hostel (Site No. 45) and remaining area is to be deleted from Site No. 45 (Revenue Quarters) and included in Residential Zone as shown on plan	Sanctioned as proposed
7	EP-7	Site No. 46	Deleted from reservation of Tribal Hostel and included in Residential Zone.	Site No. 46, Tribal Hostel is to be deleted and area so released is to be included in Residential Zone.	Sanctioned as proposed
8	EP-8	S. No. 386, 382 (Existing water body)	S. No. 386 to be reserved for Gandhi Vidyalyaya. S. No. 382 to be included in Residential Zone.	The area of S. No. 386 as existing water body is to be reserved partly for Gandhi Vidyalyaya as Site No. 58 and partly for garden as Site No. 59 as shown on plan and the area of S. No. 382 to be redesignated as Existing Tank.	Area of S. No. 386 redesignated as existing water body.
9	EP-9	S. No. 346 of village Wadsa and S. No. 107 and 108 of village Nainpur	To be reserved for "Beautification Tank"	S. No. 346 and 347 of village Wadsa and S. No. 107 and S. No. 108 of village Nainpur is to be reserved for Beautification of Tank as a new Site No. 56 as shown on plan and Appropriate Authority for this site is to be Municipal Council / land owner.	Sanctioned as proposed
10	EP-10	New Site No. 57	Chief Officer Municipal Council Quarter	The land near Tahasildar Office (behind Hutatma Smarak) is to be reserved for Chief officer Quarter as a new Site No. 57 as shown on plan and Appropriate Authority for this site is to be Municipal Council	Sanctioned as proposed
11	EP-11	--	--	A new 9 m wide North-South Development Plan Road connecting Dharmapuri road and 9 m Development Plan Road passing through existing water body in S. No. 131 of village Virshi Tukum as shown on plan. However, natural storage	Sanctioned as proposed

12	EP-12	S.No.130 & 135 New Site No. 60	To be reserved for Recreation Hall	capacity of tank should not be affected by this new proposal.	Sanctioned as proposed
13	EP-13	New Site No. 61	To be reserved for Vyayamshals	While submitting the Development Plan the Planning Authority has reserved the S.No. 130 and 135 (Existing Water Body) of village Virshi Tukum for Recreation Hall. The same is to be redesignated as Garden New Site No. 60 as shown on plan.	Sanctioned as proposed
14	EP-14	Site No. 43	To be deleted from reservation and included in Residential Zone.	The land included in Residential Zone adjoining to Site No. 27 (near Jani Rice Mill) is to be reserved for Vyayamshals as New Site No. 61 as shown on plan.	Sanctioned as proposed
15	EP-15	Site No. 6	Shopping Centre	Site No. 43 Kidwai High School is to be deleted and included in Residential Zone as shown on Plan	Sanctioned as proposed
16	EP-16	Site No. 47	Tourist Centre	Site No. 6 Shopping Centre is to be deleted and included in Residential Zone as shown on plan.	Sanctioned as proposed
17	EP-17	--	12 m. wide service road as proposed on both side of Sakoli	Site No. 47 Tourist Centre is to be deleted and land so released is to be included in respective Zone (i.e. Forest Zone and No Development Zone) as shown on plan.	Sanctioned as proposed
18	EP-18	Site No. 51	Garden	12 m wide service road as proposed on both side of Sakoli Road is to be deleted & the portion of road from Site No. 14 and 15 to 30/24 m wide bye pass road, and land so released is to be included in Residential Zone as shown on plan.	Sanctioned as proposed
19	EP-19	Site No. 42	Home Guard	Small triangular portion of land in between the Site No. 51 Garden and Nala is to be included in Site No. 51 Garden as shown on plan.	Sanctioned as proposed
20	EP-20	--	--	Site No. 42 Home Guard is to be deleted and land so released is to be included in Residential Zone.	Sanctioned as proposed
21	EP-21	Site No. 1	Tourist Centre	The area as shown on plan is to be treated as Congested Area.	Sanctioned as proposed
				Site No. 1 (Tourist Centre) is deleted. High Flood Level Line is to be shown on Development Plan as shown on plan. No any sort of permanent construction is permitted in the area between	

22	EP-22	<p>(i) Mauza Nainpur, S.Nos 10,44, 155, 157, 158, 402, 649, 143, 144, 361</p> <p>(ii) Mauza Wadsa, S.Nos 3,69, 283 (pt), 284, 296, 300, 313/1, 314/1, 356, 357, 374, 386, 389, 392, 476/2, 484, 517, 585, 278, 281</p> <p>(iii) Mauza Virshi Tukum, S.Nos. 15, 16, 68, 92, 106, 107, 108, 129, 182, 207, 272/1, 285, 314, 351, 326, 362, 398, 411, 426, 488, 492, 358</p>	<p>Following lands are shown in respective zones viz. Residential, Agricultural, Public Semi-public zone etc. as shown on plan.</p>	<p>River and High Flood Level Line.</p> <p>Following lands are to be changed as Forest lands from their respective zones viz. Residential Zone, Agricultural zone, Public, semi-public zone etc. as shown on plan.</p> <p>(i) Mauza Nainpur, S.Nos 10,44, 155, 157, 158, 402, 649, 143, 144, 361</p> <p>(ii) Mauza Wadsa, S.Nos 3,69, 283 (pt), 284, 296, 300, 313/1, 314/1, 356, 357, 374, 386, 389, 392, 476/2, 484, 517, 585, 278, 281</p> <p>(iii) Mauza Virshi Tukum, S.Nos. 15, 16, 68, 92, 106, 107, 108, 129, 182, 207, 272/1, 285, 314, 351, 326, 362, 398, 411, 426, 488, 492, 358</p>	<p>1) S.No. 476/2 Mauza Wadsa included in Agricultural zone.</p> <p>2) S.No. 411 Mauza Virshi Tukum included in Residential Zone.</p> <p>3) Remaining S.Nos are retained in Forest Zone.</p>
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23	EP-23	492,358,426, 488,492, 358	--	--	The old vacant Gaothan adjoining to S.nos. 419, 420, 456 to 460 of village nainpur is to be earmarked as a Forest land as shown on plan.	Sanctioned as proposed
24	EP-24	Site No. 52	Primary School		Site No. 52 Primary School is to be deleted and land so released is to be included partly in Forest Zone (S.No. 278 pt and 281 pt of village Wadsa) and partly in Agriculture Zone (S.No. 280 of village Wadsa) as shown on plan	Sanctioned as proposed
25	EP-25	Site No. 17 "Shopping Centre", And 9 m. wide Development Plan road	Site No. 17, "Shopping Centre", And 9 m. wide proposed Development Plan road at West side of this reservation as shown on plan.		Site No. 17 Shopping Centre, and 9 m. wide Development Plan road at West side of this reservation is to be deleted and included in the Residential Zone as shown on plan and also the existing road passing through S.No. 56 to 61, 80 etc. of village Virshi Turkum is to be shown as 9 m. wide Development Plan road as shown on plan.	Sanctioned as proposed
<b>(Proposed modifications to Development Control Rules.)</b>						
26	EP-26	--	--	--	<p>Following new regulation no. 30 is to be added after regulation no. 29. <b>Regulation No. 30</b> – The Authority shall permit/ grant the mining and quarrying operations by observing the conditions as mentioned below.</p> <p>(i) In areas within cities And towns such pits and holes created in the process of mining and quarrying should be appropriately filled up and not left open.</p> <p>(ii) The site shall be restored so as to make it safe either by raising the garden and in addition by planting fruit growing trees around it or by making it a water reservoir.</p> <p>(iii) Mining and quarrying operation should be in controlled manner, such as surveying operation initially on a site away from crowded areas and later gradually extending it to the other.</p> <p>(iv) Hill tops and hill slopes from which rain water flow should not be allowed to be used for mining and quarrying.</p> <p>(v) The natural landscape and environment are not to be adversely affected.</p>	Sanctioned as proposed.

				<p>(v) Quarrying shall be regulated in accordance with the method to be prescribed by the District Collector.</p> <p>(vi) Regulations prescribed by the Revenue Authorities regarding the resettlement and restoration of environment shall be strictly followed.</p> <p>(vii) Quarrying shall not be permitted within 500 mts. From the Gaothan/ village settlements and from the rivers, forts, historical places and places of tourist interest and within 1000 mts. From the high tide mark along the coast.</p> <p>(ix) The conditions prescribed under Maharashtra Minor Minerals extraction rules and regulations shall be observed.</p>				Sanctioned as proposed
27	EP-27			<p><b>Following new regulation no. 31 is to be added after regulation no. 30 above.</b></p> <p><b>Regulation No. 31 - (a)</b></p> <p>(a) Higher built up area is allowed for luxury hotels on independent plots and under one establishment with a grading of 3 star and above as approved by the department of Tourism, Government of India or the State Government.</p> <p>(b) Additional built up area to be allowed should not exceed 50% of the normal built up area allowed in such cases, provided that such extra built up area shall be subject to the payment of such premium as may be fixed from time to time by the Municipal Council in consultation with Director of Town Planning, Maharashtra state, Pune.</p> <p>(c) Minimum area of the plot should not be less than ¼ acre i.e. 1000 sq.mt. In respect of hotel having 10 rooms and where the no of rooms is more than 10, the plot size should be larger as may be required by the Department of Tourism.</p> <p>(c) No condonation in the required open spaces, parking spaces and any other requirements of the Development Control Rules except that height.</p>				Sanctioned as proposed
28	EP-28			<p>Following new entry is to be added after serial no. 5 Appendix G4 (I - Food Product)</p> <p><b>(5A) Manufacturing of ice candy 7.5 KW 9 persons 50 sq. mt.)</b></p>				Sanctioned as proposed
29	EP-29			<p>Following new entry is to be added after serial no. 56 of Appendix G4 (XII - Other Manufacturing and Repairing Industries and services)</p> <p>51. Screen Printing      Power Required      --      --      -- for domestic purpose</p>				Sanctioned as proposed

30	EP-30				<p>58 Computer Processing -do-</p> <p>59 Lamination machine -do-</p> <p>60 Xerox machine -do-</p> <p>Following new entry is to be added after serial no.8 of Appendix G - 6.1 :-</p> <p>(9) L.P.G. Gas Godown is permissible in No Development Zone subject to the following conditions :-</p> <p>(i) Plot area should not be less than 2000 sq.mt.</p> <p>(ii) Built up area up to 20% maximum is permissible.</p> <p>(iii) Only ground structure is permissible.</p> <p>(iv) N.O.C. from Controller of Explosives and Fire Brigade Authority should be obtained.</p> <p>(v) Conditions imposed by Municipal Council should be followed.</p> <p>(vi) Prior approval should be obtained from Divisional Deputy Director of Town Planning.</p>	Sanctioned as proposed
31	EP-31				<p>Serial no. 9 of Appendix G1 is replaced as below :-</p> <p>(g) Petty convenience shops for domestic needs of upto 6 sq.mt. in area and facing road width not less than 6 mts. e.g. - Pan Shops, Tobacconist, cloth pressing establishment and small laundry, Darnier, Tailor, Groceries, confectionery and other general provisions, barber, bicycle (hire and repair), vegetable and fruit stall, dairy, flowerest, bangles and other articles needed by women, flour miles up to 5 hp, small wood, coal and fuel merchants, books and stationary etc.</p>	Sanctioned as proposed
32	EP-32				<p>Following new entry is to be added after sr. no. (e) of regulation no. 20.7.2 (F) A Room for electronic equipment of cellular mobile telecommunication system :-</p> <p>Where permissible built up area of any building is already consumed, the Chief Officer may permit the area of one room for installation of telephone connector as per requirement of department of telecommunication or the companies authorised on that behalf. This area shall not be included in covered area for built up area calculations but not exceeding 20 sq.mt in any case. However, the permissible built up area of the plot is not fully consumed such benefit of treating it free from including in covered area for built up area calculation shall not be given.</p> <p>Regulations regarding the development of sites reserved in the development plan through accommodating reservations as submitted by Municipal Council on page nos. 91 to 103 of development plan report is to be replaced with certain modifications as given below.</p>	Sanctioned as proposed
33	EP-33				<p>नियम क्र. ३२ :- जमिनीचा वापर व विकास करण्यासाठी अद्यत्वात करावयाची पद्धत</p>	Sanctioned as proposed

[illegible]

**जमीन वापर व विकास करण्याची पद्धत :-**

सकता

अ. क्र.	वापर (आरक्षण) नामनिर्देशन इ.	ज्यानी विकास/ पुनर्विकास करावयाचा आहे अशा व्यक्ती/ संस्था	विकास/पुनर्विकास करण्यासाठी असलेल्या अटी	Sanctioned as proposed.
१	२ निवास/विभाग (अ) निवासी (आर-१) (ब) निवासी दुकानाच्या रेषेबाह (आर-२) (क) सार्वजनिक गृहनिर्माण व बेघरासाठी घरे	३ जमीन मालक  जमीन मालक	४ ---	
		सार्वजनिक/ निमसार्वजनिक संस्था किंवा जमीन मालक	अ) नियमाप्रमाणे भूसंपादन करून सार्वजनिक / निमसार्वजनिक संस्था जमिनीचा विकास करू शकेल ब) जमीन मालकाना या आरक्षणाखालील जमिनीचा विकास करावयाचा असल्यास जमीन मालकाने त्याचा अभिन्यासामध्ये - १) ५०% भूखंड किंमत क्षेत्राचे काढावेत व या ५०% भूखंडांपैकी अभिन्यासातील निव्वळ क्षेत्राच्या १०% भूखंड नगरपरिषदेस विनामूल्य द्यावेत	

						Sanctioned as proposed.
					<p>२) जमीन मालकास बटुमजली इमारत बांधावयाची झाल्यास अशा इमारतीमध्ये ५०% गाळे ३० चौ.मी. क्षेत्राचे बांधावेत व एकूण बांधकाम क्षेत्राच्या १०% गाळे ३० चौ.मी. क्षेत्राच्या गाळयामधून नगरपरिषदेस विनामूल्य द्यावेत. नगरपरिषदेस विनामूल्य प्राप्त होणारे भूखंड / गाळे विकास योजनेतील इतर कारणांमुळे बंधन होणाऱ्या अधिकृत व्यक्तीनाच देण्यात येतील.</p> <p>३) एकावेळी वरील ब-१ अथवा ब-२ या पैकी एकाच पर्यायाचा अवलंब करावा लागेल. व त्यात त्यानंतर अंशतः बदल करता येणार नाही.</p>	Sanctioned as proposed.
				<p>ड) म्युनिसिपल स्टाफ क्वार्टर्स</p> <p>इ) शासनाचे स्टाफ क्वार्टर्स</p> <p>वाणिज्य विभाग</p> <p>अ) स्थानिक</p> <p>वाणिज्य (सी-१)</p> <p>ब) प्रादेशिक वाणिज्य (सी-२)</p>	<p>जमीन मालक</p> <p>नगरपरिषद /</p> <p>सार्वजनिक /</p> <p>निमसार्वजनिक</p> <p>स्था किंवा</p> <p>जमीन मालक</p>	Sanctioned as proposed.
				<p>क) विक्रीकोट बाजार</p>	<p>जमीन मालकाने विकसित केल्यास १५% जमीन सार्वजनिक सुविधा उदा. फायर स्टेशन, इलेक्ट्रिक सब स्टेशन, पाण्याची टाकी, सॅनेटरी ब्लॉक इ. सुविधांसाठी ३०% निव्वळ प्रादेशिक वाणिज्य वापरासाठी व ५५% जागा तळ मजल्यावर दुकाने व वर ऑफिस/ रहिवास असा विकास अनुज्ञेय राहील.</p> <p>१) भूसंपादन करून नगरपरिषद आस्थापन विकसित करू शकेल किंवा</p>	Sanctioned as proposed.

					<p>२) जमीन मालकांना हे आरक्षण विकसित करायचे असल्यास २०% जागेत मुख्यधिकारी, नगरपालिका यांनी घातलेल्या अटीनुसार किंवा मापदंडाप्रमाणे फिरकोळ बाजार बांधून नगरपरिषदेस विनामूल्य द्यावा जागेत. संपूर्ण जमीन/ इमारत लागतच्या विकास योजनेतील प्रस्तावित विभागातील तरतुदीनुसार विकसित करता येऊ शकेल. त्यासाठी जमीन मालकांना आरक्षित भूखंडाचा चटई क्षेत्र निर्देशांक वापरात आणता येईल.</p> <p>१) भूसंपादन करून नगरपरिषद हे आरक्षण विकसित करू शकेल किंवा</p> <p>२) जर जमीन मालकांना या आरक्षणाखालील जमिनीचा विकास करायचा असेल तर एकूण बांधण्यात येणाऱ्या दुकानांपैकी १०% दुकाने नगरपरिषदेला वांधकामाची किंमत अधिक १५% या दराने द्यावी लागतील किंवा त्या वांधकामा इतका चटई क्षेत्र निर्देशांक जादा देऊन विनामूल्य घेता येईल.</p>
	उ) दुकान केंद्र	नगरपरिषद/ जमीन मालक			
	१) खुला बाजार	नगरपरिषद			
	२) म्युनि. बाजार	नगरपरिषद			

Sanctioned as proposed.

			<p>३)</p> <p>अ) औद्योगिक विभाग</p> <p>अ) इंडस्ट्रियल इस्टेट</p>	<p>सार्वजनिक प्राधिकरण किंवा जमीन मालक</p>	<p>१) सार्वजनिक प्राधिकरण या आरक्षणाखालील जमिनीचे संपादन करून हे आरक्षण विक्रीमत् करू शकेल किंवा</p> <p>२) जमीन मालक या आरक्षणाचा विकास करू शकेल. मात्र इंडस्ट्रियल इस्टेट मधील २५% गाळे नगरपरिषदेस बांधकामाची किंमत अधिक १५% दर या किंमतीने द्यावे लागतील व या गाळ्यांमध्ये विकास योजनेतील प्रस्तावाने बांधित झालेल्या उद्योजकांना नगरपरिषद गाळे उपलब्ध करून देईल.</p> <p>-- वरीलप्रमाणे --</p>	<p>Sanctioned as proposed.</p>
			<p>ब) सर्व्हिस इंडस्ट्रियल इस्टेट</p> <p>क) गोदामे / वखार</p>	<p>सार्वजनिक प्राधिकरण किंवा जमीन मालक नगरपरिषद / सार्वजनिक प्राधिकरण किंवा जमीन मालक</p>	<p>--</p>	

				वाहन तळ	नगरपरिषद / सार्वजनिक प्राधिकरण किंवा जमीन मालक	१) आरक्षणातील जमीन संपादन करून नगरपरिषद किंवा सार्वजनिक प्राधिकरण या आरक्षणाचा विकास करू शकतील किंवा २) जमीन मालक, नगरपरिषद किंवा सार्वजनिक प्राधिकरण या आरक्षणाचा विकास विभागीय उपसंचालक, नगर रचना यांनी ठरवून दिलेल्या डिझाईन व स्पेसिफिकेशनस प्रमाणे करतील व सभोवतालच्या विभागामध्ये (झोनमध्ये) अनुज्ञेय असलेला वापर या संपूर्ण भूखंडाचा चटई क्षेत्र निर्देशांक वापरून याच भूखंडात करता येईल.	Sanctioned as proposed.
४)				सार्वजनिक/ निमसार्वजनिक विभाग दवाखाना (डिरपेंसरी) प्रसूती गृह	नगरपरिषद किंवा जमीन मालक	१) या आरक्षणाखालील जमीन संपादन करून नगरपरिषद या आरक्षणाचा विकास करू शकेल किंवा २) विभागीय उपसंचालक, नगर रचना यांनी ठरवून दिल्याप्रमाणे या आरक्षणासाठी भूखंडाच्या क्षेत्राच्या दवाखान्यासाठी १०% व प्रसूती गृहासाठी १५% व दोन्ही उपयोगाकरिता एकच आरक्षित जागा असेल तर २०% इतके बांधकाम करून हे बांधकाम विनायुक्त नगरपरिषदेस दिल्यास जमीन मालक या संपूर्ण आरक्षणाखालील क्षेत्राचा चटई क्षेत्र निर्देशांक वापरून सभोवतालच्या विभागाच्या वापराप्रमाणे या आरक्षणाच्या क्षेत्राचा विकास करू शकेल.	Sanctioned as proposed.



			जमीन मालक / सार्वजनिक प्राधिकरण किंवा नगरपरिषद	या आरक्षणाचा विकास विभागीय उपसंचालक, नगर रचना यांनी ठरवून दिलेल्या निकषानुसार करावा. यासाठी उपसंचालक, नगर रचना त्या विभागाचे उपसंचालक, आरोग्य सेवा यांचा सल्ला घेतील.	Sanctioned as proposed.
		शासक्रीय कार्यालय	शासन / निमशासकीय संस्था		
	६)	शैक्षणिक विभाग अ) म्युनि. प्राथ. शाळा	नगरपरिषद किंवा बांधकामापुरते जमीन मालक सार्वजनिक प्राधिकरण किंवा जमीन मालक	१) नगरपरिषद किंवा २) आरक्षणाखालील जमिनीचा विकास करण्याची जबाबदारी एखाद्या पत्रांकृत शैक्षणिक संस्थेस सोपविता येईल. जमीन मालक या आरक्षणाखालील जमिनीचा विकास करून महाविद्यालये स्वतः चालवू शकतील किंवा एखाद्या प्राधिकृत शैक्षणिक संस्थेस चालवायला देऊ शकतील.	Sanctioned as proposed
		क) माध्यमिक शाळा ड) महाविद्यालय इ) पॉलिटेक्निक फ) टेक्निकल स्कूल	सार्वजनिक प्राधिकरण किंवा जमीन मालक	किंवा या आरक्षणाखालील जमीन प्राधिकृत शैक्षणिक संस्थेसाठी संपादित करता येईल किंवा आरक्षणा खालील जमिनीचा विकास करण्यासाठी ही जमीन एखाद्या प्राधिकृत शैक्षणिक संस्थेस देता येईल किंवा शैक्षणिक संस्था चालविण्यासाठी आरक्षणाखालील जमीन एखाद्या प्राधिकृत शैक्षणिक संस्थेस भाड्याने देता येईल.	

<p>सभागृह व मनोरंजन विभाग</p> <p>१) सिनेमा थिएटर..</p> <p>२) नाट्यगृह</p> <p>३) खुले नाट्यगृह</p> <p>४) मुलांसाठी नाट्यगृह</p> <p>५) वस्तुसंग्रहालय</p> <p>६) व्यायामशाळा</p> <p>७) क्लब</p> <p>८) तरंग तलाव</p> <p>९) मनोरंजन मैदान</p> <p>१०) क्रिडांगण</p> <p>११) बाग</p> <p>१२) बगीचा</p> <p>१३) खेळ संकुल दुकान केंद्रासह</p> <p>१४) वाचनालय</p> <p>१४) वाचनालय</p>	<p>जमिन मालक/नगर परिषद</p>	<p>(१) आवश्यक तेथे नगरपरिषद किंवा प्राधिकृत संस्था या आरक्षणाखालील जमिनीचे संपादन करून आरक्षणाचा विकास नियंत्रण नियमावलीनुसार, विकास करू शकतील. १, २ व ४ उपयोगाकरिता किमान ३०० सॅटसचे सिनेमा /नाट्यगृह असावे. आस्तित्वातील नाट्य व सिनेमागृहासाठी असणाऱ्या सॅटसच्या ३३ % किंवा जे जास्त असेल तितके ठेवावे लागेल त्यासाठी लागणारा चटई क्षेत्र निर्देशांक सोडून अनुज्ञेय चटई निर्देशांक शिस्तक रक्षित्यास त्याचा उपयोग रतिवास, झ. पार व कार्यालये यासाठी करता येईल. मात्र इतर विकास नियंत्रण नियमांचे पालन करावे लागेल. इतर बाबी मुख्याधिकारी, नगरपरिषद यांनी ठरविलेल्या मापदंड व अटीनुसार विकसित करवयाच्या आहेत.</p>	<p>Sanctioned as proposed</p>
<p>७)</p>	<p>नगरपरिषद किंवा जमीन मालक</p>	<p>१) या आरक्षणाखालील जागेचे संपादन करून नगरपरिषद आरक्षणासाठी विकास करू शकेल, किंवा</p> <p>२) जमीन मालकाला या आरक्षणाखालील जमिनीचा विकास करण्याची परवानगी देता येईल. मात्र जमीन मालकांनी विभागीय उपसंचालक, नगर रचना यांनी ठरवून दिलेल्या मापदंडप्रमाणे आरक्षित भूखंडाच्या १०% क्षेत्रावर वाचनालय बांधून विनामूल्य</p>	<p>Sanctioned as proposed</p>

